










Offers Over
£350,000

5 Dunipace Road

South Gyle | Edinburgh | EH12 9GH

A stylish modern townhouse offering flexible and contemporary living space over three floors, with the main reception room and dining kitchen on the ground floor, providing the ideal layout for both family life and entertaining.

-  4 Bedrooms
-  1 Reception Room
-  2 Bathrooms
Guest WC
-  Front & Rear Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – F



Description

Enjoying a peaceful and yet convenient location this attractive and beautifully presented property is sure to suit a variety of purchasers, with the generous accommodation and additional bedrooms lending themselves perfectly to space to work from home. The house has been immaculately maintained and stylishly upgraded by the present owners and is offered for sale in true move-in condition. The front door opens to a welcoming hallway with door through to the reception room and useful guest cloakroom/WC. The bright reception room has a window to the front of the property and ample space for large-scale furniture, it connects sociably to the dining kitchen at the back of the house which has French doors to the garden. The kitchen area is fitted with a superb range of modern wall and base units with integrated oven, hob and cooker hood with the dishwasher and washer/dryer also included in the sale. A large cupboard provides further storage under the stairs and there is ample space for a dining table and chairs. Stairs from the hallway lead to the first floor where there are three of the four bedrooms and a family bathroom with white suite, further stairs lead up to the impressive principal bedroom walk-in wardrobe and recently upgraded en-suite shower room. Benefits on offer include gas central heating from a recently serviced combi boiler with service history, full double glazing and a security alarm system.



Extras

The fitted floor coverings, curtains, blinds and light fittings (with the exception of the reception room) are to be included in the sale. The aforementioned white goods in the kitchen are also to be included along with the garden shed.

Gardens & Driveway

The house benefits from private gardens to both the front and rear with the rear garden being laid to lawn with patio area, ideally positioned to offer a sunny spot for al fresco dining during the warmer months. A convenient rear gate gives access for garden equipment, bikes or bins and the tool shed is to be included in the sale. A paved and chipped driveway provides off street parking to the front with additional unrestricted on street parking also available.

Viewing

Please contact Neilsons on 0131 625 2222





Location

Dunipace Road is located in the popular South Gyle area to the west of Edinburgh City Centre. This high amenity neighbourhood benefits from excellent transport links by tram, train or bus connecting quickly to the city centre, airport and surrounding areas. By car, the city bypass and central motorway network are within easy reach. The Gyle Shopping Centre provides a large Marks & Spencer and Morrisons Supermarket along with a good selection of high street named stores and services. Neighbouring Corstorphine offers further local shops and services along with a good choice of cafes, take-aways pubs and restaurants. A wealth of recreational facilities are also close at hand with David Lloyd Leisure Centre and Energize Fitness Centre and Pool both nearby. Local schooling is provided from nursery to secondary level within easy walking distance and Edinburgh College and Napier University campuses are also within easy reach.



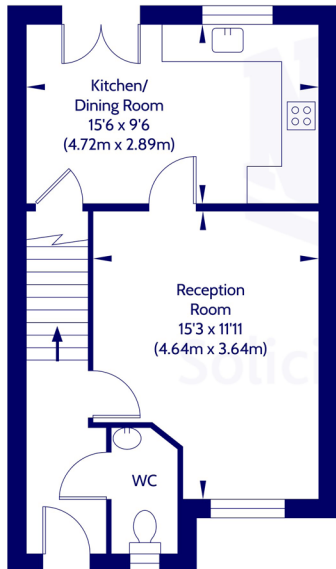
Approx. Internal Area 96.88 Sq M / 1043 Sq Ft.

Not to scale. For identification only.

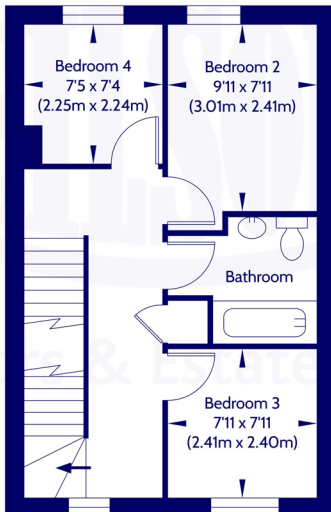
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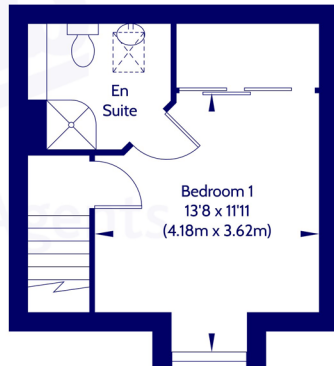
Ground Floor



First Floor



Second Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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